



City of El Paso – City Plan Commission Staff Report

Case No: PLCP17-00001 (Related to PZRZ16-00035)
Application Type: Comprehensive Plan Amendment
CPC Hearing Date: November 16, 2017
Staff Planner: Harrison Plourde, (915) 212-1584, plourdeht@elpasotexas.gov
Location: 538 Ivey
Legal Description: Tracts 10A, 10D, 11B, 12A, and 12B, Block 2, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage: 12.08 (Approximate acreage of modified area: 11.93)
Rep District: 6
Current Zoning: R-F (Ranch-Farm)
Existing Use: Vacant Metal Structure
C/SC/SP/ZBA/LNC: N/A
Request: Comprehensive Plan Amendment modifying the Future Land Use designation from O-3, Agriculture, to G-3, Post-War
Proposed Use: Commercial Equipment Repair
Property Owner: Pierre and Norma Hernandez
Representative: Enrique Ayala, CAD Consulting

SURROUNDING ZONING AND LAND USE

North: C-3/SC (Commercial/Special Contract) / Veterinary Clinic; C-2 (Commercial) / Bank
South: RMH (Residential Mobile Home) / Residential; R-F (Ranch-Farm) / Agriculture
East: R-F (Ranch-Farm) / Agriculture
West: R-F (Ranch-Farm) / Warehouse

PLAN EL PASO DESIGNATION: O-3, Agriculture / G-3, Post-War

NEAREST PARK: Feather Lake Wildlife Sanctuary (2,552 feet)

NEAREST SCHOOL: Del Valle High School (2,251 feet)

APPLICATION DESCRIPTION

The applicant is requesting an amendment to *Plan El Paso*, the City's comprehensive plan, to adjust the Future Land Use designation for two properties and a portion of a third, all of which are contiguous, from O-3, Agriculture to G-3, Post-War. The properties are currently vacant; however, the applicant is planning to develop for a commercial equipment repair use. This case is related to application number PZRZ16-00035, which requests to rezone the properties from R-F (Ranch-Farm) to C-3 (Commercial).

ANALYSIS

Plan El Paso describes the O-3 land use designation as applying to "active farmland in the Rio Grande Valley." Aerial photography indicates that the subject property, while once actively farmed, began transitioning away from agricultural activity as early as 2002, with all such activity having ceased by 2007. During and after the completion of the transition away from agricultural activity, the property has hosted various office, commercial, and industrial activities that are not compatible with the O-3 land use designation. Parcels in this area that take vehicular access from the Americas Frontage Road have generally been transitioning away from agricultural and residential uses and toward commercial, industrial, and warehouse uses, as the ease of access and proximity to the U.S.-Mexico border have made these uses more valuable; the history of the subject property suggests that this trend is continuing. The O-3 land use designation was applied to the subject property upon the adoption of the current Future Land Use Map as part of *Plan El Paso*, on March 6, 2012; prior to the adoption of the current Future Land Use Map, this property carried a General Land Use designation of "Commercial," as per the City's previous

comprehensive plan, *The Plan for El Paso*.

Plan El Paso describes the G-3 land use designation as applying to “transitional neighborhoods typically developed from the 1950s through the 1980s.” The northwestern-most portion of one of the subject properties carries the G-3 land use designation, as does much of the land to the south and west of the subject properties; the uses occurring on the subject property closely resemble the uses occurring on some of these proximate properties. A related rezoning case for the subject property (PZRZ16-00035) requests changing the zoning district from R-F (Ranch-Farm) to C-3 (Commercial); the uses permitted in the C-3 zoning district are complementary to the G-3 land use designation.

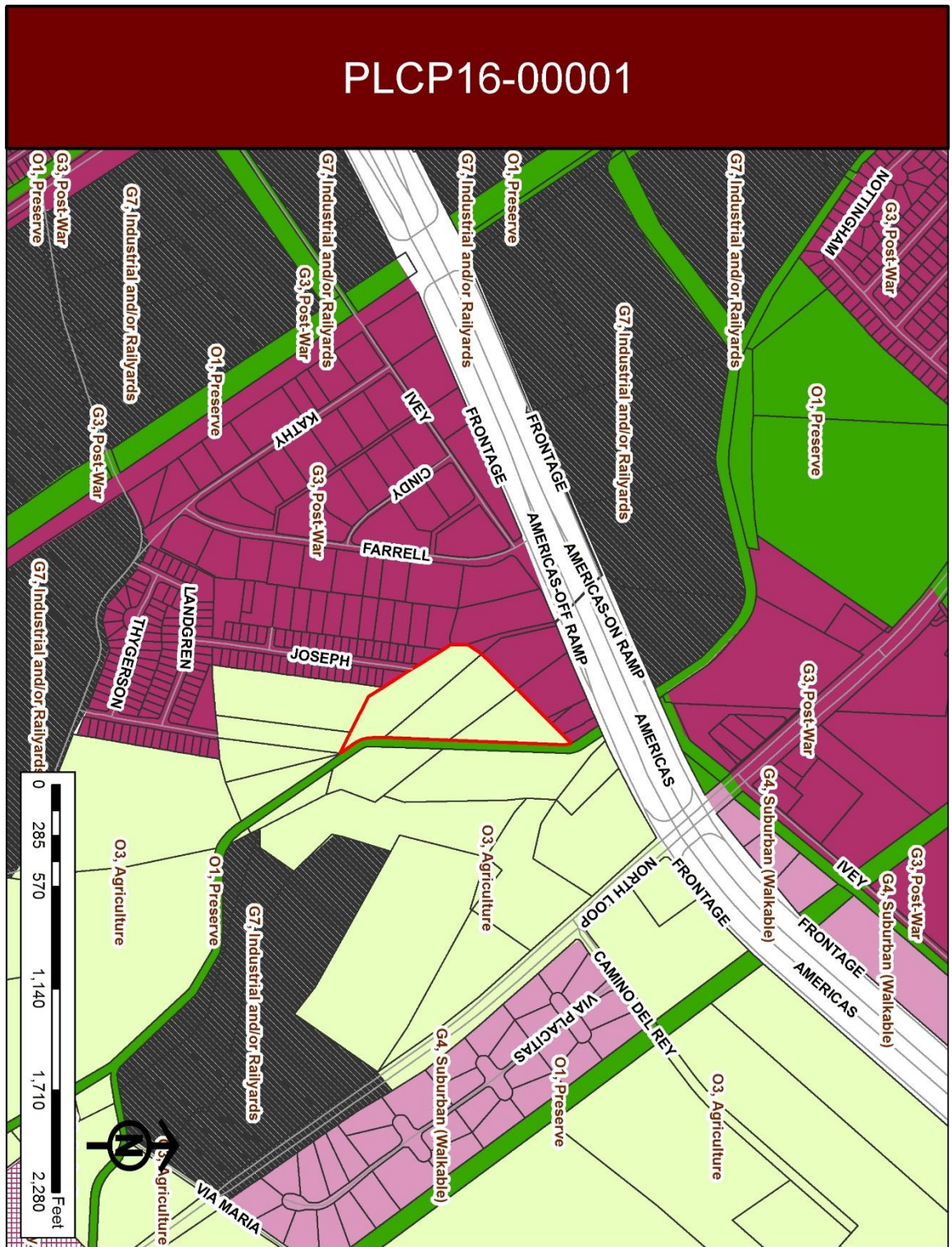
PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the request to amend the Future Land Use designation for the subject properties from O-3, Agriculture, to G-3, Post-War, and considers the G-3 land use designation the most appropriate for the property considering its existing character and orientation, and the character of the immediate area.

Attachments

1. Current Future Land Use Map
2. Proposed Amended Future Land Use Map

Attachment 1: Current Future Land Use Map



Attachment 2: Proposed Amended Future Land Use Map

PLCP16-00001

